



Warehouse and Land Available

483 - 495 Frelinghuysen Avenue

NEWARK, NJ

Available Space: Land: +/- 50,000 SF 1.15 Acres
Warehouse: 20,000 TSF -12,000 SF -
19' CH and 8,000 SF - 27' CH

Available: Call for pricing

Location: Easy access: I-78, I-95, I-280, I-89, 22, 21, I-287,
Garden State Parkway, Newark Airport and Port of
Newark

Features:

- 2 offices, 2 restrooms
- 2nd floor office, 1 restroom with shower
- 3 Loading docks with level loaders, 1 drive-in
- 3 Phase, 600 Amps
- Municipal water and sewer
- Gas heat
- On-site parking
- Building signage
- Zoning: I-1 Industrial

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Exclusive Broker

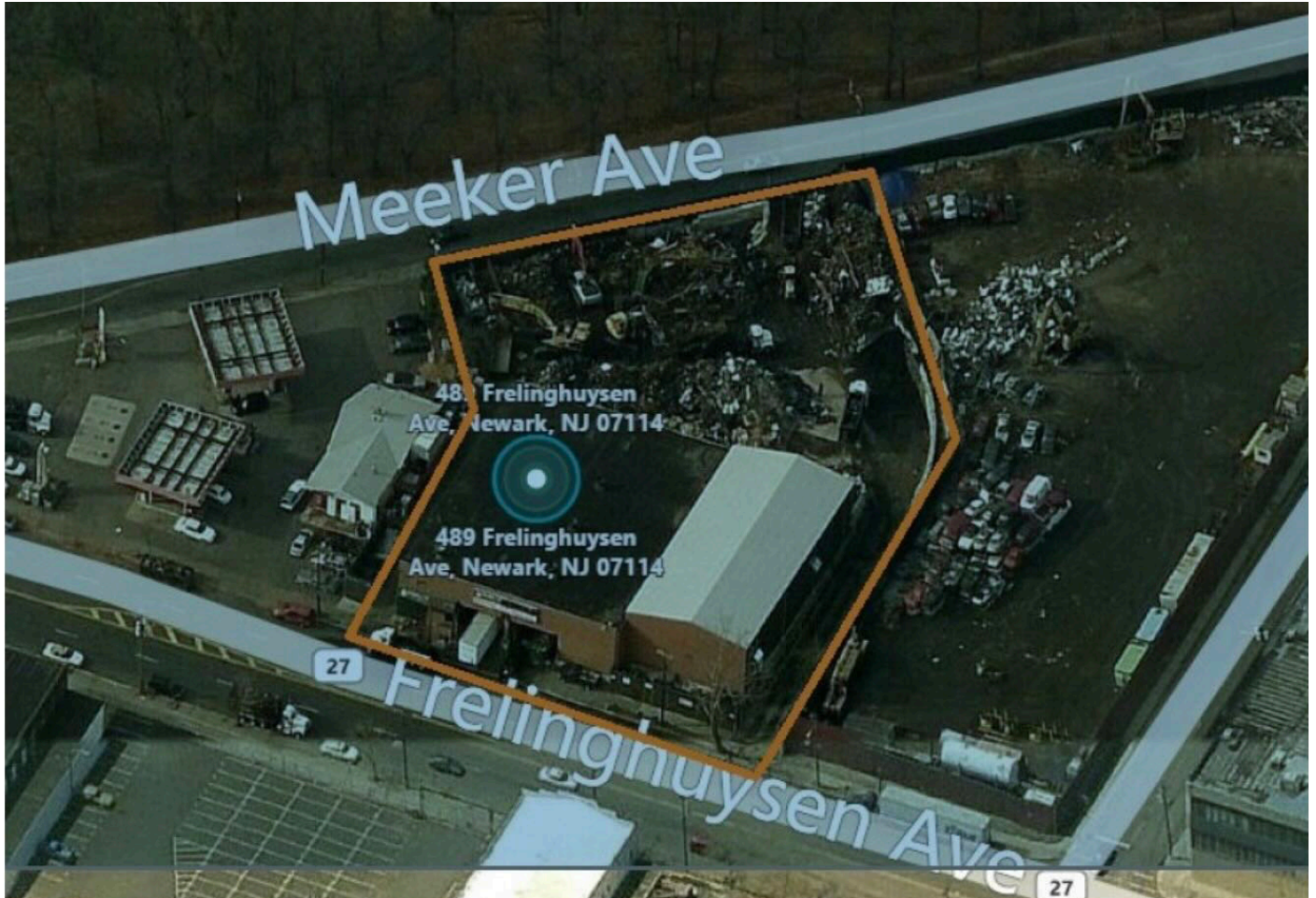
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Aerial



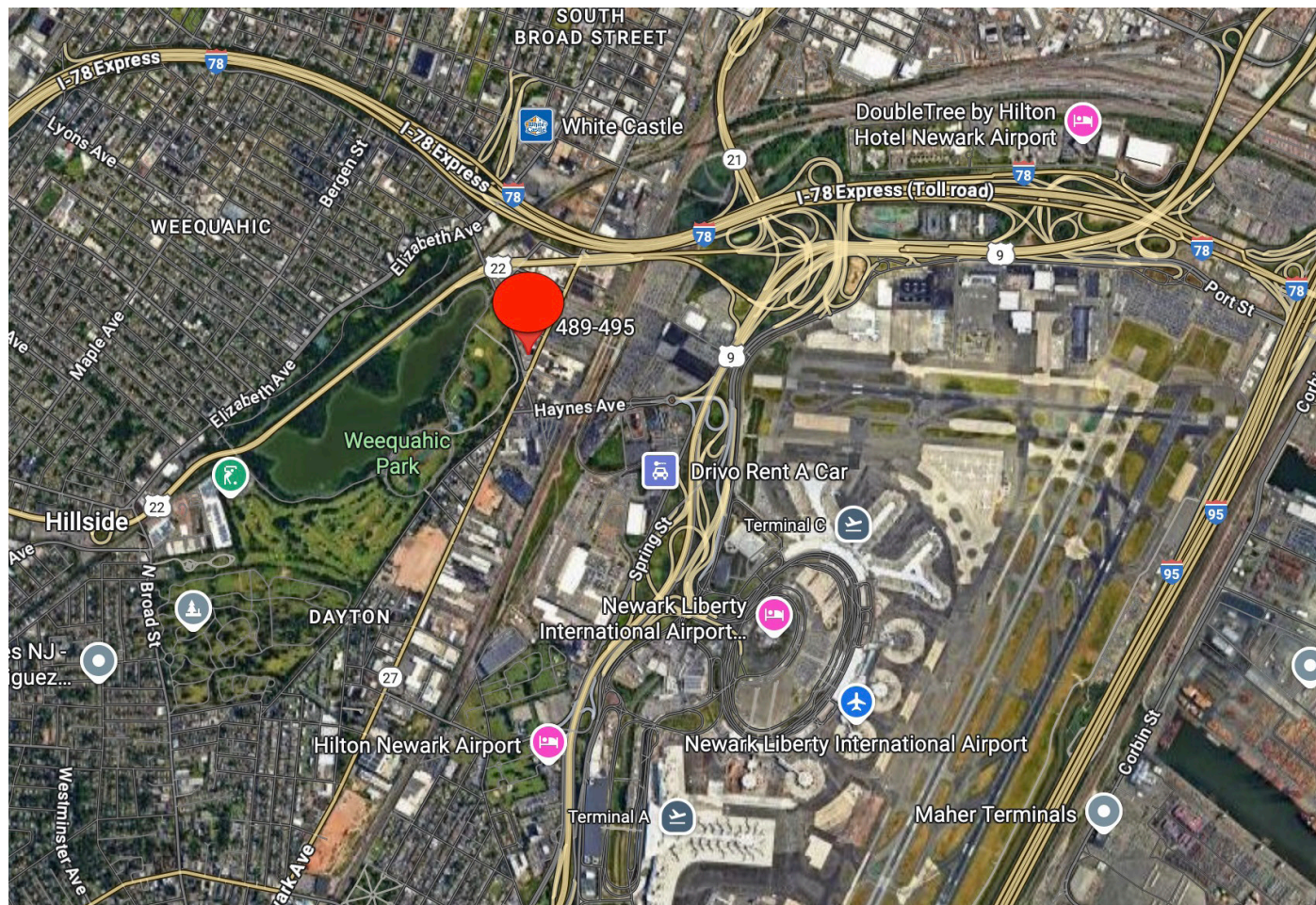
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Aerial Map



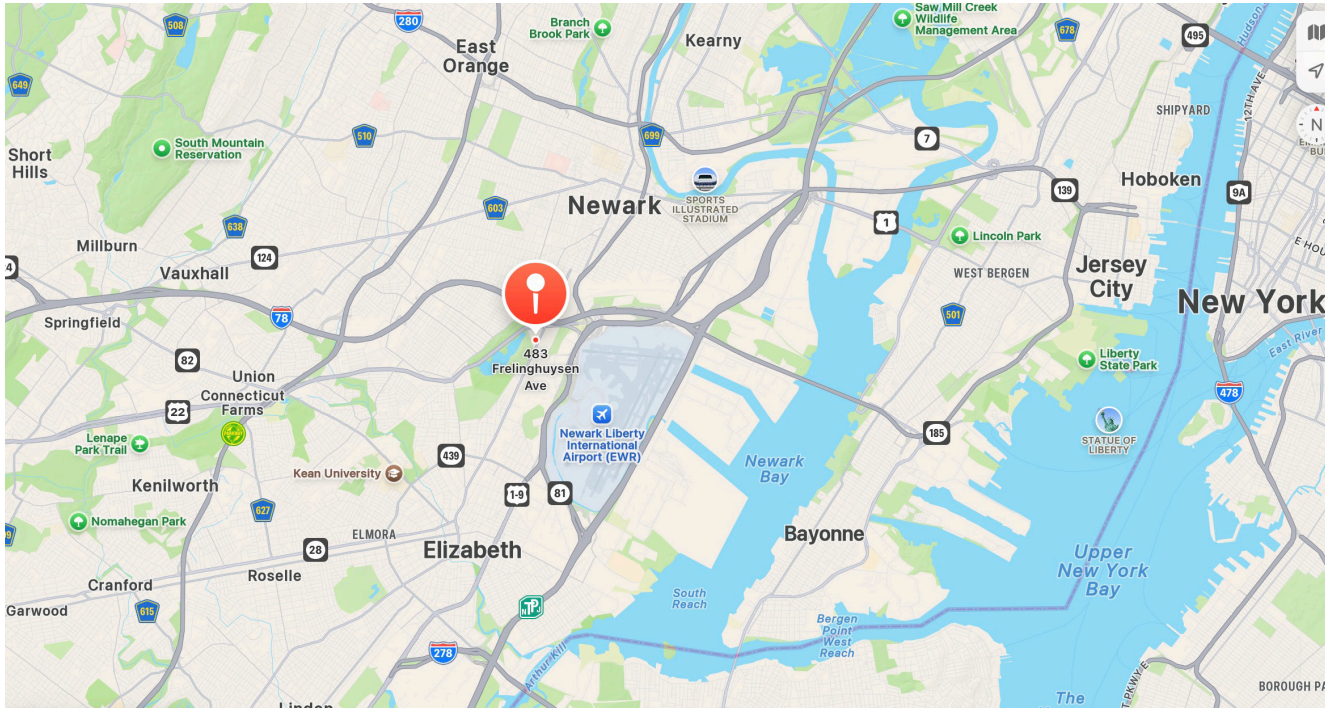
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Map



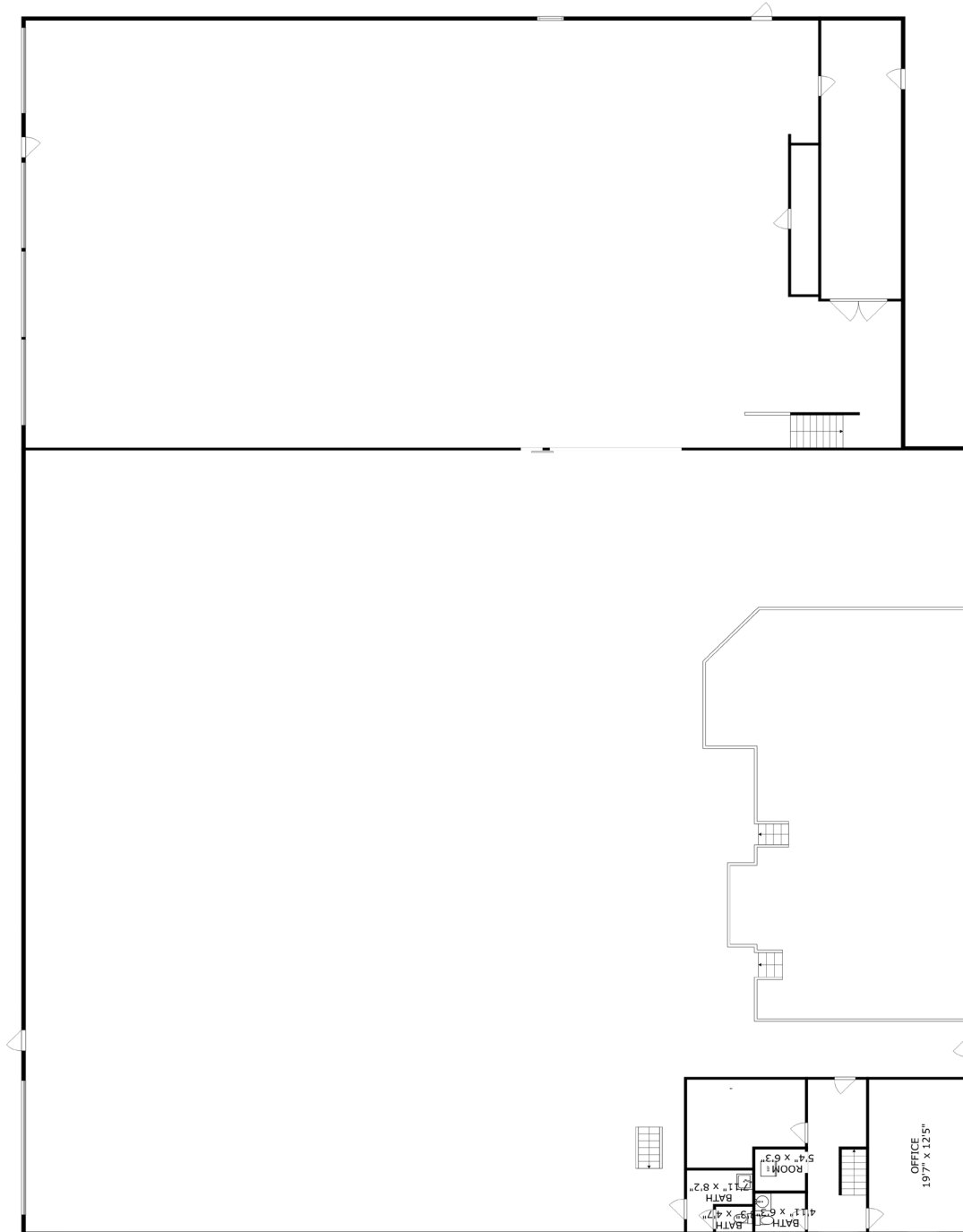
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Floor Plan - Main Warehouse



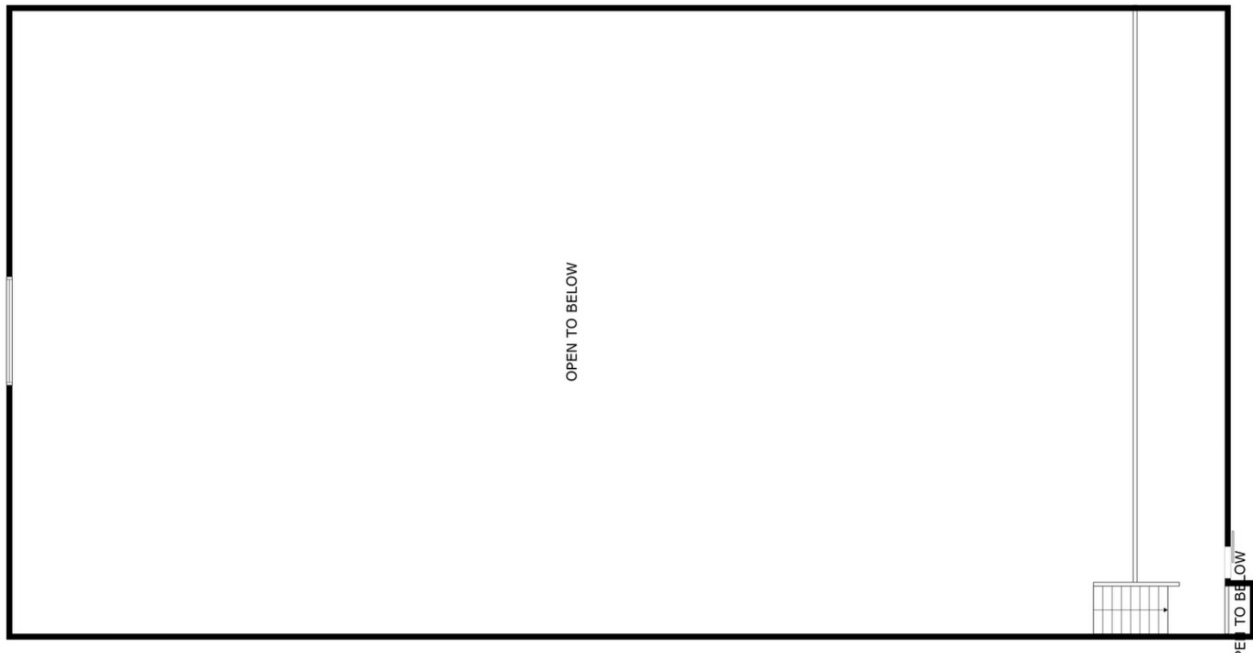
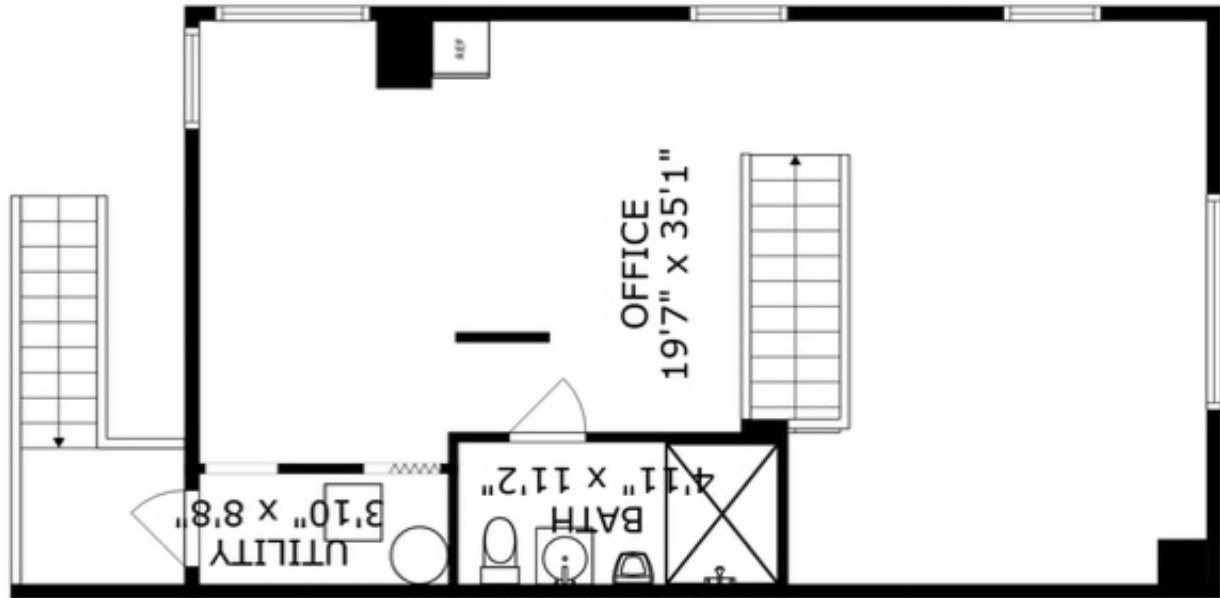
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Floor Plan - 2nd Floor



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Zoning - I-1 Industrial

Permitted Principal Uses:

Commercial/Wholesale Manufacturing
Manufacturing, Light
Flex Space, Light Industrial
Research and Development
Development Self Storage Shipping Container Storage
Artisan and Craft Workspace
Animal Daycare, Animal Grooming
Data Center
Bail Bond Agency
Check-Cashing Establishment
Commercial Antennas and Microwave Dishes
Collocation Commercial Recreation
Large Scale Commercial Recreation
Small Scale Community Center Convenience
Retail Co-Working,
Incubator, or Shared Office Data
Center Emergency Food Distribution Center
Food Pantry & Soup Kitchen
Finance, Insurance, Real Estate, or Securities Brokerage
Consumer Services Fish, Meat and Poultry Markets
Fitness Center Flex Space
Light Industrial Governmental (Non-Municipal)
Uses Heavy Retail and
Service Homeless Shelter Hotels (See Section 41:4-6, Additional Standards)
Laundry Facility
Light Municipal Uses
Nightclubs, Discotheques & Cabarets Operation
Facilities for Bus/Taxicab/Ambulance/Limousine Research and
Development Self Storage Shipping Container Storage (see Section 41:22)
Restaurant
Solar Energy System
Take-Out Restaurant
Telephone Switching Facility
Veterinary Clinic or Office Veterinary Hospital
Wholesale Bakeries
Wholesale Trade

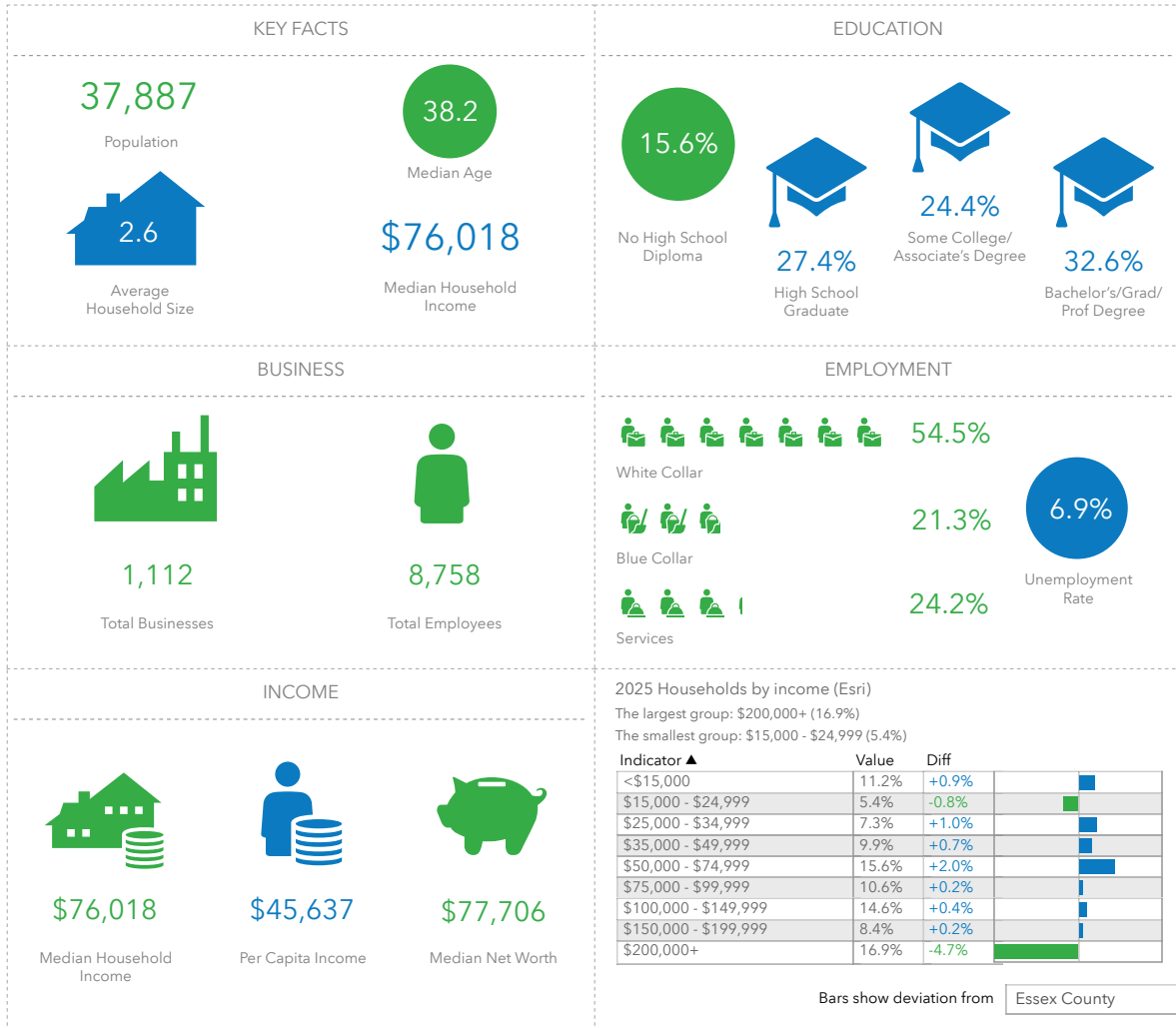
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Key Facts



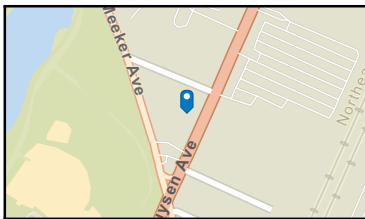
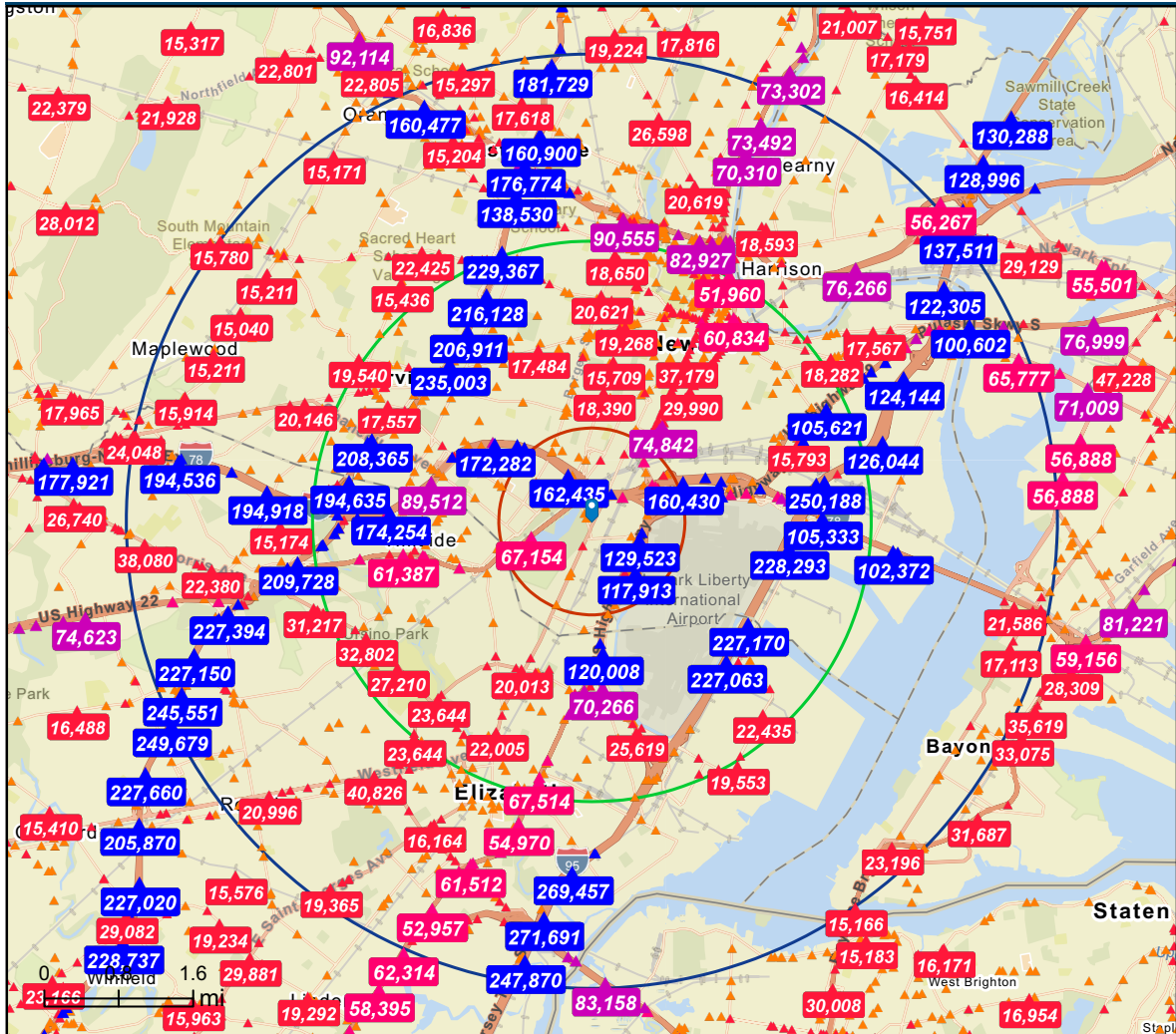
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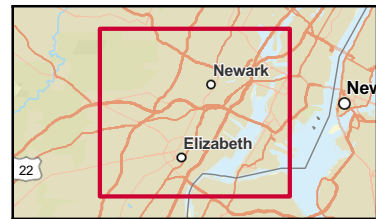
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Traffic Count



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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